168.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,100 / 782,100
					USE VALUE:	782,100 / 782,100
					ASSESSED:	782,100 / 782,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HINDE JAMES P & JENNIFER L/TRS
Owner 2:	HINDE FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	74 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HINDE JAMES P/ETAL -
Owner 2:	HINDE JENNIFER L -
Street 1:	74 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1909, having primarily Vinyl Exterior and 1767 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	360,100	2,000	420,000	782,100
Total Card	0.138	360,100	2,000	420,000	782,100
Total Parcel	0.138	360,100	2,000	420,000	782,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.61 | /Parcel: 442.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 111097
GIS Ref:
GIS Ref:
Insp Date: 10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,100	2000	6,000.	420,000	782,100	782,100	Year End Roll	12/18/2019
2019	101	FV	267,800	2100	6,000.	420,000	689,900	689,900	Year End Roll	1/3/2019
2018	101	FV	267,800	2100	6,000.	354,000	623,900	623,900	Year End Roll	12/20/2017
2017	101	FV	267,800	2100	6,000.	324,000	593,900	593,900	Year End Roll	1/3/2017
2016	101	FV	267,800	2100	6,000.	276,000	545,900	545,900	Year End	1/4/2016
2015	101	FV	261,400	2100	6,000.	240,000	503,500	503,500	Year End Roll	12/11/2014
2014	101	FV	261,400	2100	6,000.	222,000	485,500	485,500	Year End Roll	12/16/2013
2013	101	FV	260,300	2100	6,000.	211,200	473,600	473,600		12/13/2012

!12980!

PRINT

Date	Time
12/11/20	02:59:47

LAST REV

Date	Time
03/27/20	10:07:51
danam	
12980	

USER DEFINED

Prior Id # 1:	111097
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HINDE JAMES P/E	69192-350		4/26/2017	Convenience	1	No	No		
HINDE WILLIAM/E	29609-1		12/1/1998		150,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	229	Redo Kit	105,525	O				
5/17/2018	631	Re-Roof	7,300	C				
10/11/2012	1300	Redo Bat	11,500	C				
6/20/2000	472	Addition	45,000	C				2 ST ADDITION-12X1

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
4/24/2013	Info Fm Prmt	EMK	Ellen K
10/18/2008	Meas/Inspect	197	PATRIOT
10/3/2001	Permit Visit	PM	Peter M
1/21/2000	Inspected	276	PATRIOT
12/13/1999	Measured	264	PATRIOT
7/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24422741
Const Adj.:	1.00989902
Adj $ / SQ:	157.068
Other Features:	97000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442400
Depreciation:	82286
Depreciated Total:	360114

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

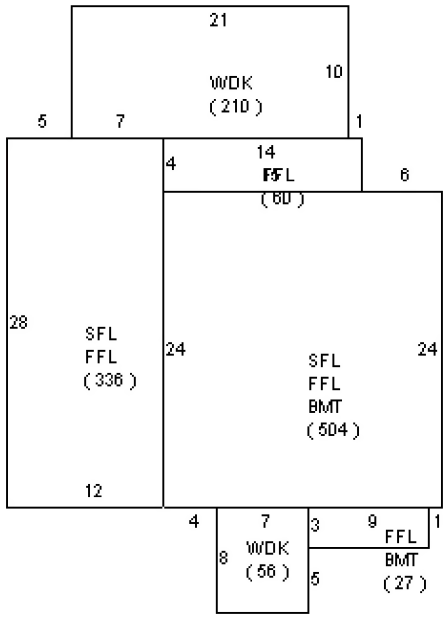
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.77
Special Features:	0	Val/Su Net:	140.44
Final Total:	360100	Val/Su SzAd	203.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	927	157.070	145,602
SFL	Second Floor	840	157.070	131,937
BMT	Basement	531	47.120	25,021
WDK	Deck	266	9.860	2,622

Net Sketched Area:	2,564			Total:	305,182
Size Ad	1767	Gross Are	2564	FinArea	1767

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1999	0.00	T	16	101						
22	Wood Deck	D	Y	1	16X14	A	AV	2000	10.46	T	15.2	101			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000